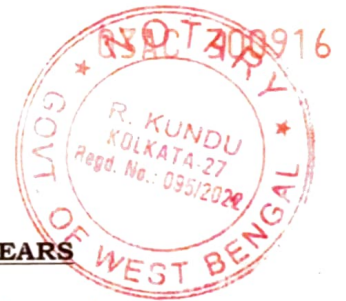


Sl No. 119 dated 22 MAY 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



TENANCY AGREEMENT FOR THREE YEARS

THIS DEED OF AGREEMENT is made on this the day of
April, 2025 (two thousand twenty four)

22 MAY 2025

commercial purpose for a temporary period of 5 (five) years on Leave
and License basis.

BETWEEN

DEBAYAN PODDAR, (Aadhaar No. 9705 4581 6487), son of Sri Dhiman Poddar, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at Netaji Block, Rajpur Sonarpur, P.O. – Chowhati, P.S. – Sonarpur, District – South 24 Parganas, Kolkata - 700149, hereinafter called and referred to as the **FIRST PARTY / LANDLORD** (which term or expression shall unless excluded by or repugnant to the context shall deem to mean and include his executors, successors, administrators, representatives and assigns) of the **ONE PART**.

AND

DEBANJAN PODDER, (Aadhaar No. 3822 2624 5956), son of late Dilip Podder, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at Netaji Block, Rajpur Sonarpur, P.O. – Chowhati, P.S. – Sonarpur, District – South 24 Parganas, Kolkata - 700149, hereinafter called and referred to as the **SECOND PARTY / TENANT** (which term or expression shall unless excluded by or repugnant to the context shall deem to mean and include her heirs, executors, successors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the First Party herein is the absolute and lawful owner in respect of one shop room shop No.3, at Mouza – Chawhati, J.L. No. – 76, R.S. & L.R. dag No. – 669/1239, R.S. khatian No. – 316, L.R. khatian No. – 2589, P.S. – Sonarpur, District – South 24 Parganas, Pin – 700145, Ward No. – 24, Holding No. – 508, under Rajpur-Sonarpur Municipality.

AND WHEREAS the Licensee has requested the Licensor to grant him the above space to use and occupy the same for commercial purpose for a temporary period of 5 (five) years on Leave and License basis.

22 MAY 2025

AND WHEREAS the Licensor has agreed to allow the Licensee to use the same purely on temporarily for a period of 5 (five) years on the terms and conditions hereinafter mentioned.

NOW THIS INDENTURE WITNESSETH that in pursuant of mutual benefit and of the covenants hereof continued both the parties do hereby agree, promise and declare. bind themselves upon their successors and interest in respect of induction of 2nd party as a monthly Tenant in respect of **ALL THAT** one shop room shop No.3, at Mouza – Chawhati, J.L. No. – 76, R.S. & L.R. dag No. – 669/1239, R.S. khatian No. – 316, L.R. khatian No. – 2589, P.S. – Sonarpur, District – South 24 Parganas, Pin – 700145, Ward No. – 24, Holding No. – 508, under Rajpur-Sonarpur Municipality, subject to the following terms and conditions hereunder :

1. That the First Party shall undertake the 2nd party as the monthly Tenant in respect of **ALL THAT** one shop room shop No.3, at Mouza – Chawhati, J.L. No. – 76, R.S. & L.R. dag No. – 669/1239, R.S. khatian No. – 316, L.R. khatian No. – 2589, P.S. Sonarpur, District – South 24 Parganas, Pin – 700145, Ward No. – 24, Holding No. – 508, under Rajpur-Sonarpur Municipality for the period of 5 (five) years, commencing from the date of execution i.e. day of April, 2025.

2. That the second party shall pay the monthly rent at the rate of Rs.4,000/- (Rupees Four Thousand) only without the charge of electricity to the First Party payable according to the English Calendar month on or before 10th day of the following months and the Landlord issued valid rent receipt in favour of the tenant.

3. That the 2nd party shall pay a sum of Rs. 8,000/- (Rupees eight thousand) only as the security deposit money in respect of the aforesaid shop room i.e. shop No. 3 to the First Party.

22 MAY 2025



5. That the second party shall use the said tenanted shop for commercial purpose only.

6. That the 2nd party shall not store any illegal articles in the said tenanted shop room.

7. That the 2nd party shall not harbor any criminal person in the said tenanted shop room.

8. That the 2nd party shall have no change the nature and character of the said tenanted shop room.

9. That the second party shall be evicted from the rightful possession of the said tenanted shop room if he defaults to the monthly rent for consecutive 3 (three) months.

10. That this agreement will be commencing from day of April, 2025 and after completion the period of 5 (five) years. The second party shall right to extension according to the mutual consent of the both the parties.

11. That if the second party unable to carry on the said business in the said tenanted shop room and the second party thinks to surrender the tenancy of tenanted room then the second party shall serve 3 (three) months' notice to the First Party announcing his unable to carry on the said business in the said tenanted shop room.

12. That the second party shall not be entitled to sublet the tenanted shop rooms.

13. That in the event of any accident resulting in loss of lives in the tenanted shop room the second party will be solely responsible to take action as per law.

SCHEDULE

ALL THAT one shop room shop No.3, at Mouza - Chawhati, J.L. No. - 76, R.S. & L.R. dag No. - 669/1239, R.S. khatian No. - 316, L.R. khatian No. - 2589, P.S. - Sonarpur, District - South 24

22 MAY 2025



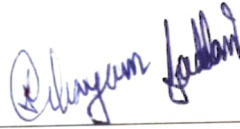
Debarjan Fodder

Parganas, Pin - 700145, Ward No. - 24, Holding No. - 508, under Rajpur-Sonarpur Municipality.

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month and year first above written.

WITNESSES :-

1. Puja Chakraborty
father - Bapi Chakraborty
Maple Pearl, Lake Garden
Jasrampur, South 24
Parganas, Kol-700153



SIGNATURE OF THE LANDLORD

2. Debjit Pradhan
8/0 - Sakshi Pradhan
A/D - Chowhan Das
Panna
Kolkata - 700149

Debarjan Fodder

SIGNATURE OF THE TENANT

Identified by me;

Tahir Biswas

Advocate



Signature (S) of Executant (S)
attested on identification at
Advocate Tahir Biswas, Kolkata-
700 027, on 22/05/2025 under the
Notaries Act, 1956, at 4:14 P.M.

R. KUNDU
Notary, Govt. of West Bengal
Regd. No. 095/2022

22 MAY 2025



West Bengal State Electricity Distribution Company Ltd.

(A Government of West Bengal Enterprise)

BILL-Internet Copy

Helpline Number
(24X7)

19121

WBSDEL

RAJPUR CUSTOMER CARE CENTER, PHONE No - 03324770325

P.O. RAJPUR, CALL CENTER PHONE No - 19121(TOLL FREE), TAN: CALW05053G

DEBAYAN PODDAR	Invoice No.	: 440018804586
CHOWHATI, NETAJI BLOCK, KOL-700149	Prev. Reading Date	: 01.10.2025
SOUTH 24 PARGANAS, Pin - 700149	Present Reading Date	: 25.11.2025
Consumer Id : 105053829	Billing Date	: 25.11.2025
Tariff Class : A(CM)	Next Reading Date	: 18.02.2026-22.02.2026
Installation No : 23864881	Connected Load	: 0.58 KVA
Latitude : 22.4086063	Solar PV Capacity	:
Longitude : 88.407382	Meter Reading unit	: EVM01QMR
	PAN of consumer(s)	: CGFPP5638G

Meter No	Time	Previous Reading	Present Reading	MF	Unit consumed	Max Demand (KVA)
G02910248	N	2103.00	2115.00	1.00	12.00	

Bill Month	DEC, 2025	JAN, 2026	XXX
Amount due after due date(Rs.)	121.00	120.00	0.00
Due dates to avail Monthly Rebates	05.12.2025	05.01.2026	
Monthly Rebates(Rs.)	-1.05	-1.05	
Amount due within due dates(Rs.)	120.00	119.00	0.00
Special Rebate(Rs.)	0.00		
Total Amount Payable at a time within 1st Due date* (Rs.)			238.00
Amount payable at a time through e-Payment within 1st Due date			236.00

Breakup of Charges

Category	Total
Meter Rent(Rs.)	30.00
LPSC Charges(Rs.)##	0.09
Minimum Charge(Rs.)	210.00
Gross Amount(Rs.)	240.09
Adjustments**	0.00

Payment may be made using RTGS/NEFT in your exclusive a/c no: WBB1050538294881 with IFSC ICIC0000104 or SBIN0004266

As per order of WBERC dated 06.03.2024 & Subsidy from West Bengal Govt

@Other Unpaid OSD: Rs. 0.11 (this should be paid as per its original due date)

Outstandings: Rs.0.00 for NOV2025

Last Payment Details: Amount(Rs.): 320.00 Payment date : 18.11.25

Estimated Consumption.

Non-accessibility of consumer premises.

Security Deposit: Rs. 1543.35

Monday to Friday : From 9.30 A.M. to 3.45 P.M. CHEQUES WILL NOT BE ACCEPTED AFTER DUE DATE

Hours of Payment
of Bill

Please ignore Outstanding amount if the payment has already been made & help us to correct our records by showing the money receipt to our billing section